

MORTGAGE OF REAL ESTATE—Office of Records, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

MAR 13 12 56 PM '72

STATE OF SOUTH CAROLINA } LILLIE FARNSWORTH
COUNTY OF GREENVILLE } R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Threatt-Maxwell Enterprises, Inc.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Hettie Davis B. Williams
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Five Thousand Three

Hundred Thirty One and 25/100-----DOLLARS (\$ 25,331.25),
with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid: in four (4) equal annual installments with the first installment due one year from date and a like installment due on the same date of each year thereafter until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns: "All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Gantt Township, being known and designated as a portion of Tract 3 of Lemuel Davis property according to a plat recorded in the RMC Office of Greenville County in Plat Book P at Page 23 and being more recently described on a plat by Piedmont Engineers and Architects entitled "Survey for Threatt-Maxwell Enterprises, Inc.", dated March 7, 1972 and recorded in the RMC Office of Greenville County in Plat Book 4M at Page 16 and according to said last mentioned plat the property is more fully described as follows:

BEGINNING at an iron pin at the southeastern corner of said tract at the joint front corner of property conveyed herewith and property retained by grantor and running thence along property of Hattie Davis and Coleen Wood, N. 64-36 W. 569.75 feet to an iron pin; thence continuing with said line, S. 67-30 W. 540.0 feet to an "old axle" corner of property Greenville County; thence with joint line of said Greenville County property, N. 2-52 E. 513.0 feet to an iron pin in a Sanitary Sewer right-of-way; thence with the property of Beatrice Davis, S. 89-01 E. 804.5 feet to an iron pin; thence with the property of Richard Davis, N. 88-55 E. 670 feet to an iron pin at corner of property owned by Estelle Davis; thence with the Davis line, S. 24-41 W. 495.45 feet to corner of property retained by grantor; thence with joint line of the grantor's property, N. 64-36 W. 70 feet to an iron pin; thence S. 58-32 W. 249.6 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagor by deed of Hettie Davis B. Williams to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.